056.0	0002	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	601,900 / 601,900
					USE VALUE:	601,900 / 601,900
					ASSESSED:	601,900 / 601,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		LAUREL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DILLON JEANNE
Owner 2:	
Owner 3:	
Street 1:	29 LAUREL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DILLON JEANNE -
Owner 2:	-
Street 1:	29 LAUREL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,498 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5498.000	192,400		409,500	601,900
Total Card	0.126	192,400		409,500	601,900
Total Parcel	0.126	192,400		409,500	601,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.82 | /Parcel: 511.8

Legal Description

User Acct 37383

GIS Ref

GIS Ref

Insp Date 11/09/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 056.0-0002-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	192,400	0	5,498.	409,500	601,900	601,900	Year End Roll	12/18/2019
2019	101	FV	186,600	0	5,498.	409,500	596,100	596,100	Year End Roll	1/3/2019
2018	101	FV	186,600	0	5,498.	274,900	461,500	461,500	Year End Roll	12/20/2017
2017	101	FV	186,600	0	5,498.	263,200	449,800	449,800	Year End Roll	1/3/2017
2016	101	FV	186,600	0	5,498.	239,800	426,400	426,400	Year End	1/4/2016
2015	101	FV	175,200	0	5,498.	193,000	368,200	368,200	Year End Roll	12/11/2014
2014	101	FV	175,200	0	5,498.	172,600	347,800	347,800	Year End Roll	12/16/2013
2013	101	FV	175,200	0	5,498.	163,800	339,000	339,000		12/13/2012

!4635!

PRINT

Date	Time
12/10/20	19:37:59

LAST REV

Date	Time
04/29/19	10:24:45

apro

PAT ACCT. 4635

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTHENBERG MORA	30818-444		11/1/1999	Family	71,731	No	No		
	21065-362		3/1/1991		162,000	No	No		Y

USER DEFINED

Prior Id # 1:	37383
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2006	853	Manual	4,200					replace fr and rea

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	Meas/Inspect	CC	Chris C
2/14/2009	Meas/Inspect	197	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5498		Sq. Ft.	Site		0	70.	1.06	11									409,456						409,500	

Total AC/HA: 0.12622 | Total SF/SM: 5498 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 409,456 | Spl Credit | Total: 409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	138.915
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	261362
Depreciation:	69000
Depreciated Total:	192362

COMMENTS

TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

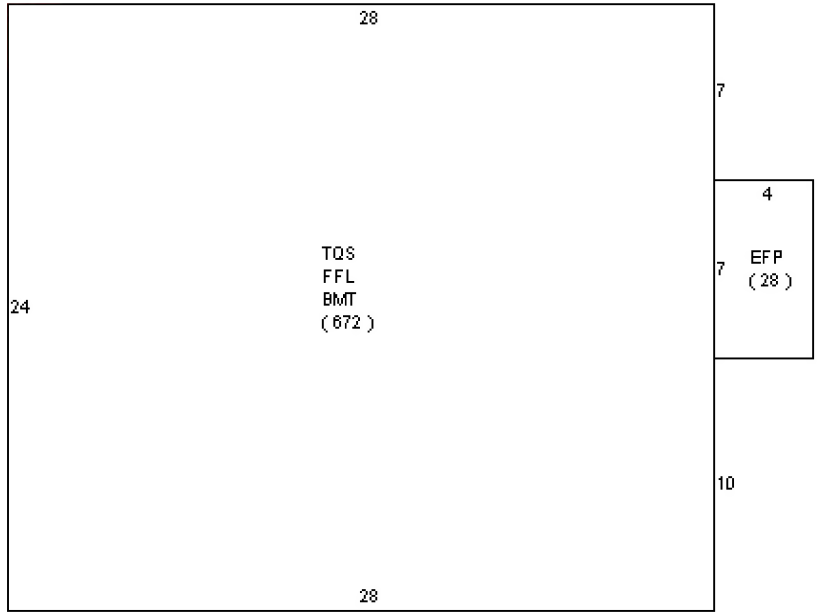
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.92
Special Features:	0	Val/Su Net:	102.56
Final Total:	192400	Val/Su SzAd	163.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	41.670	28,005
FFL	First Floor	672	138.920	93,351
TQS	3/4 Story	504	138.920	70,013
EFP	Enclos Porch	28	71.150	1,992

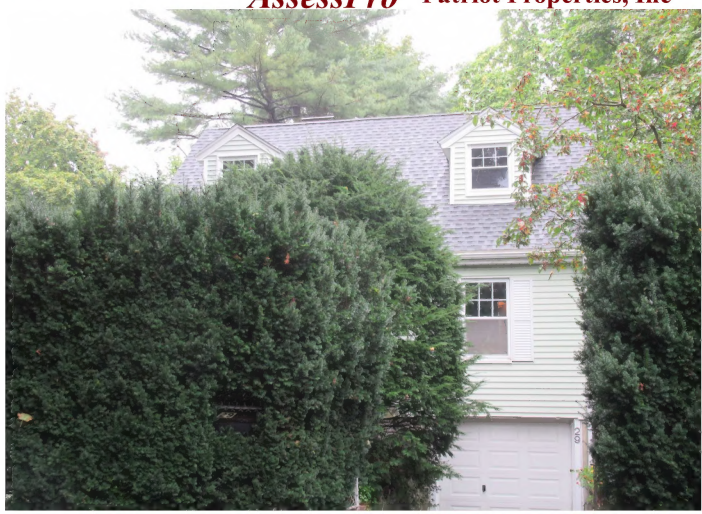
Net Sketched Area:	1,876		Total:	193,361	
Size Ad	1176	Gross Are	2044	FinArea	1176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

056.0-0002-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: